

TOWN OF SULLIVAN PLANNING BOARD – MAY 7, 2019 - PUBLIC HEARING –  
DAVID DERYCKE – 1344 ROUTE 31, BRIDGEPORT – RE-SUBDIVISION OF THREE  
LOTS

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes officer

Mr. Derycke appeared before the Board with maps for re-subdivision of land. His property is on two deeds. One is open land with a barn and the other is his home. He wants to separate the open land and keep the area that contains the barn and he will sell the rest of that parcel.

No one spoke for or against this three-lot re- subdivision

A motion was made by John Ceresoli and seconded by Paul Jasek to close the hearing. All in favor.

PUBLIC HEARING -MINNIE MERRIAM ESTATE – FOUR LOT SUBDIVISION - CHEESE  
FACTORY ROAD AND 1415 ROUTE 173, CHITTENANGO, NY SLB 57-1-3

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, John Langey, atty, and Phil Costanzo, codes officer

Mark Merriam appeared before the Board with his map for a four- lot subdivision on Cheese Factory/1415 Route 173.

No one spoke for or against this four -lot subdivision

A motion was made by Dave Allen and seconded by Sherry Menninger to close the hearing. All in favor.

REGULAR MEETING – TOWN OF SULLIVAN PLANNING BOARD – MAY 7, 2019

The regular meeting of the Town of Sullivan Planning Board began at 7PM.

Present: Frank Park, Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, Phil Costanzo and John Langey, atty

A motion was made by Paul Jasek and seconded by Dave Allen to accept the April 2, 2019 minutes. All in favor.

MERTON DUFFY 102 MATTHEW DRIVE, CHITTENANGO, SLB 50.1-1-67

A site plan review was conducted and the plan has been sent to the code enforcement office for compliance.

DAVID DERYCKE – 1344 ROUTE 31, BRIDGEPORT – RE-SUBDIVISION OF THREE  
LOTS

The Board found no problem with this three- lot subdivision. Mr. Derycke needs to bring in maps dated 3/21/19 to be signed along with a mylar for the County.

A motion was made by Dave Allen and seconded by John Ceresoli to accept this three-lot subdivision on 1344 Route 31, Bridgeport. He will bring in his maps for signature.

MINNIE MERRIAM ESTATE – FOUR LOT SUBDIVISION - CHEESE FACTORY ROAD  
AND 1415 ROUTE 173, CHITTENANGO, NY SLB 57-1-3

Mark Merriam appeared with his maps dated 3/28/19. The Board found no problem with these maps. A motion was made by Dave Allen and seconded by John Ceresoli to accept this four-lot subdivision on Cheese Factory/1415 Route 173.

DOUG COMPOLI -ROBINSON ROAD/QUARRY ROAD- 2 LOT NON-REALTY  
SUBDIVISION

Mr. Campoli appeared before the Board with maps for a subdivision on Robinson/Quarry Road. He would like to sell 116 acres, lot #20. Allen Kime owns the adjacent property. Patrick, his son, is buying the 116 acres. They want to put a stand-alone farm structure on this property. Mr. Compoli will then own the remaining 70 acres.

A motion was made by Sherry Menninger and seconded by Dave Allen to schedule a public hearing for June 4, 2019 at 6:45PM for a two lot non-realty subdivision on Robinson/Quarry Road. All in favor.

**BRENDA HEITCAMP – 2 LOT SUBDIVISION –**

Ms. Heitcamp appeared before the Board with maps indicating his intent to subdivide land on Smith Ridge Road. Lot #1 will be retained by Brenda and consolidated with her parcel #30. Lot 2 will be conveyed to her daughter; however, this parcel only has 125' of road frontage. Lot 3 will be conveyed to Mr. Wilson and consolidated with his tax parcel #33 as a non-realty parcel. The Planning Board was declared as lead agency, the short form SEQR was reviewed and a negative declaration was made with a motion by Sherry Menninger and seconded by Dave Allen All in favor.

Ms. Heitcamp will return to the July 2nd meeting and a hearing will be set up after she receives approval from the Zoning Board regarding road frontage.

**B&B BENSON – LAKEPORT ROAD –41.11-1-8**

Mike Benson appeared before the Board to erect a 24' x 24' detached garage at a home at 7011 Lakeport Road. This area is zoned as Business. The Board needs to see a map showing placement of the garage with dimensions. Mr. Benson will return with an updated showing the slope, dimensions and size of the garage and if no problems will grant approval.

A motion was made by and seconded by to grant approval of a newly built garage with Frank to fill out. John Ceresoli and Paul Jasek.

**BRIA MARAIA – 1305 ROUTE 31 – DOGGIE DAY CARE**

Mr. Maraia would like to purchase the old "lighthouse" from Mr. Loren Rudy. This property is 10+ acres – she would like to put in a dog care there. There will be no boarding of dogs. This property has been an ice cream parlor, fish fry, miniature golf course, gift shop. None of these businesses have lasted. Only the 1<sup>st</sup> 300' is in a business zone. This location has a use variance. Mr. Langey, atty. will need to review the many previous special use permits and the use variance to determine what businesses would be allowed there.

Ms. Maraia will return to the June 4, 2019 meeting.

**MARK PFOHL – STORAGE UNITS – ONEIDA LAKE STORAGE – ROUTE 31**

Mr. Pfohl returned before the Board to expand his storage units. He has only 300' of useable space due to zoning. He would like to add 100 more feet storage in the eastern building. He would also like to add an office /bath. To add to this building, he will need to use 100' of agricultural zone with Planning Board approval.

A motion was made by Paul Jasek and seconded by Sherry Menninger to schedule a public hearing to add 100' on to his present storage unit located at 2386 State Route 31, Canastota, NY. The hearing will be held on June 4, 2019 at 6:30PM. All in favor.

A motion was made by Dave Allen and seconded by John Ceresoli to make a rule that applicants must have all materials necessary to be seen by the Board at least 10 business days before the regular scheduled meeting.

A motion was made by Sherry Menninger and seconded by John Ceresoli to adjourn the meeting at 8:20PM

All in favor.

Respectfully submitted,